

SPECIAL WARRANTY DEED

When Recorded, Mail This Deed To:

Real Estate Administration
University of Utah
505 Wakara Way, Suite 210
Salt Lake City, Utah 84108
Attn: Executive Director

ENT 111119 : 2022 PG 1 of 5
Andrea Allen
Utah County Recorder
2022 Oct 19 04:15 PM FEE 40.00 BY IP
RECORDED FOR Cottonwood Title Insurance Agency, Inc.
ELECTRONICALLY RECORDED

Mail Tax Notice To:

Real Estate Administration
University of Utah
505 Wakara Way, Suite 210
Salt Lake City, Utah 84108
Attn: Executive Director

Tax Parcel Nos.: 580050043, 580050044, 580050045, 580050046, 580050042

(Above Space for Recorder's Use Only)

SPECIAL WARRANTY DEED

WESTERLY PROPERTIES, LLC, a Delaware limited liability company ("**Grantor**"), does hereby CONVEY AND WARRANT against all who claim by, through or under Grantor, BUT NOT OTHERWISE unto the UNIVERSITY OF UTAH, a body politic and corporate of the State of Utah ("**Grantee**"), the following described real property in Utah County, State of Utah, to-wit:

See Exhibit "A" attached hereto and by this reference made a part hereof.

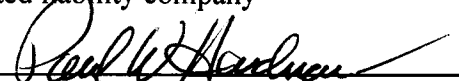
Subject to and except for all matters of record and matters that would be disclosed by a physical inspection or survey of the property but such excepted matters do not include: (1) any and all mechanic's or materialmen's liens against the Property created by, through or under Grantor; and (2) any tax liens or judgment liens, arising by, through or under Grantor. The conveyance under this Special Warranty Deed excludes all water rights appurtenant to the property.


Grantor and Grantee agree that primary access to the real property shall not occur off of 4200 West. This restriction shall expire twenty (20) years after the date hereof.

[Signature and acknowledgment on following page]

WITNESS, the hand of said Grantor, this 11 day of October, 2022.

WESTERLY PROPERTIES, LLC, a Delaware
limited liability company

By: 
Paul W. Hardman
Manager

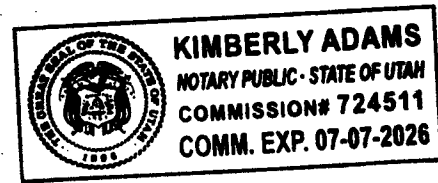
By: 
Lora M. Hardman
Manager

STATE OF UTAH)
 : ss.
COUNTY OF ~~SALT LAKE~~)
 Utah *KA*

The foregoing instrument was acknowledged before me this 11 day of October, 2022, by Paul W. Hardman the Manager of WESTERLY PROPERTIES, LLC, a Delaware limited liability company, on behalf of said limited liability company.

Kimberly Adams
NOTARY PUBLIC
Residing at: Lehi, UT

My Commission Expires: 7-7-2026



STATE OF UTAH)
 : ss.
COUNTY OF ~~SALT LAKE~~)
 Utah *KA*

The foregoing instrument was acknowledged before me this 11 day of October, 2022, by Lora M. Hardman the Manager of WESTERLY PROPERTIES, LLC, a Delaware limited liability company, on behalf of said limited liability company.

Kimberly Adams
NOTARY PUBLIC
Residing at: Lehi, UT

My Commission Expires: 7-7-2026



EXHIBIT "A"
TO
SPECIAL WARRANTY DEED

PARCEL 1-A EAST:

A parcel of land situate in the Northwest quarter of Section 35, Township 4 South, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point on the South line of the Northwest corner of Section 35, Township 4 South, Range 1 West, Salt Lake Base and Meridian, said point being South 89°48'58" West 389.49 feet along the South line of the Northwest quarter from the center of said Section 35 and running thence South 89°48'58" West 869.69 feet along said South line of the Northwest corner to a point at the centerline of an existing concrete canal; thence along the centerline of said concrete canal the following (12) twelve courses: 1) North 21°10'50" East 512.45 feet; 2) North 15°04'06" East 51.98 feet; 3) North 06°48'21" East 61.07 feet; 4) North 02°58'33" East 69.68 feet; 5) North 04°21'04" East 218.01 feet; 6) North 03°01'11" West 51.06 feet; 7) North 12°14'20" West 105.33 feet; 8) North 03°26'20" East 47.60 feet; 9) North 21°07'43" East 52.83 feet; 10) North 24°27'08" East 112.52 feet; 11) North 18°24'13" East 57.40 feet; 12) North 13°05'10" East 52.32 feet to a point on the East-West 40-acre line of the Northwest quarter of said Section 35; thence North 89°31'58" East 712.97 feet along said 40-acre line; thence South 41°18'16" East 154.77 feet; thence South 17°47'00" West 396.62 feet; thence South 08°21'00" West 852.33 feet to the point of beginning.

PARCEL 1-B:

A parcel of land situate in the Northwest quarter of Section 35, Township 4 South, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point South 89°48'58" West 16.90 feet along the quarter section line from the center of Section 35, Township 4 South, Range 1 West, Salt Lake Base and Meridian and running thence South 89°48'58" West 314.17 feet along the quarter section line; thence North 08°21'00" East 838.90 feet; thence North 17°47'00" East 357.27 feet; thence South 41°18'16" East 131.63 feet; thence South 00°11'44" West 1,070.32 feet to the point of beginning.

PARCEL 1-C:

A parcel of land situate in the Northwest quarter of Section 35, Township 4 South, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point South 00°10'41" West 193.78 feet West 16.50 feet from the East 1/16th corner of the Northwest quarter of Section 35, Township 4 South, Range 1 West, Salt Lake Base and Meridian; thence South 00°10'41" West 24.26 feet; thence North 41°18'16" West 114.18 feet; thence North 17°47'00" East 51.50 feet to the Southerly line of a parcel of land conveyed by

Warranty Deed to the United States of America, recorded November 3, 1988, Entry No. 33539, Book, 2555, Page 141; thence Southeasterly 125.71 feet along the arc of a 1,195.92 foot radius curve to the left (center bears North 64°38'16" East and the chord bears South 28°22'26" East 125.66 feet with a central angle of 06°01'22") along said Southerly line of said United States of America property to the point of beginning.

PARCEL 1-D:

A parcel of land situate in the Northwest quarter of Section 35, Township 4 South, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point South 89°31'58" West 124.82 feet from the East 1/16th corner of the Northwest quarter of Section 35, Township 4 South, Range 1 West, Salt Lake Base and Meridian; thence South 01°23'58" West 46.26 feet; thence South 17°47'00" West 36.16 feet; thence North 41°18'16" West 106.49 feet thence North 89°31'58" East 82.47 feet to the point of beginning.

PARCEL 2:

A parcel of land situate in the Northwest quarter of Section 35, Township 4 South, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point South 89°48'58" West 331.08 feet from the center of Section 35, Township 4 South, Range 1 West, Salt Lake Base and Meridian and running thence South 89°48'58" West 58.41 feet; thence North 08°21'00" East 852.33 feet; thence North 17°47'00" East 396.62 feet; thence North 17°47'00" East 74.62 feet; thence North 01°23'58" East 46.26 feet; thence North 89°31'58" East 57.80 feet; thence South 01°24'00" West 56.46 feet; thence South 17°47'00" West 474.79 feet; thence South 08°21'00" West 838.90 feet to the point of beginning.

Tax Id No.: 58-005-0043, 58-005-0044, 58-005-0045, 58-005-0046 and 58-005-0042